

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 30 March 2016  
South

**Place:** Roding Valley High School, Brook **Time:** 7.30 - 9.10 pm  
Road, Loughton, Essex. IG10 3JA.

**Members Present:** J Hart (Chairman), N Wright (Vice-Chairman), G Chambers, K Chana, H Kauffman, J Knapman, A Lion, G Mohindra, A Patel, C P Pond, C C Pond, C Roberts, B Sandler, S Watson and D Wixley

**Other Councillors:** S Neville

**Apologies:** K Angold-Stephens, R Jennings, H Mann, L Mead, T Thomas and L Wagland

**Officers Present:** S Solon (Principal Planning Officer), J Leither (Democratic Services Officer), A Hendry (Senior Democratic Services Officer) and A Rose (Marketing & Digital Content Officer)

### **61. WEBCASTING INTRODUCTION**

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

### **62. MINUTES**

#### **RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 2 March 2016 be agreed and signed by the Chairman as a correct record.

### **63. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's code of Conduct, Councillors G Chambers, K Chana, J Hart, G Mohindra, B Sandler S Watson and N Wright declared a non-pecuniary interest in the following item by virtue of knowing the land owner. The Councillors advised that they would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/3021/15 – Land adjacent to 1 Powell Road, Buckhurst Hill, Essex IG9 5RD.

(b) Pursuant to the Council's code of Conduct, Councillor A Patel declared a pecuniary interest in the following item. The Councillor advised that he would leave the meeting for the duration of the discussion and voting thereon:

- EPF/3021/15 – Land adjacent to 1 Powell Road, Buckhurst Hill, Essex IG9 5RD.

**64. ANY OTHER BUSINESS**

It was noted that there was no other urgent business for consideration by the Sub-Committee.

**65. DEVELOPMENT CONTROL**

The Sub-Committee considered a schedule of applications for planning permission.

**RESOLVED:**

That the planning applications numbered 1 – 2 be determined as set out in the attached schedule to these minutes.

**66. EXCLUSION OF PUBLIC AND PRESS**

The Sub-Committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting.

**CHAIRMAN**

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/3021/15
<b>SITE ADDRESS:</b>	Land adj 1 Powell Road Buckhurst Hill Essex IG9 5RD
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of 57 units of Assisted Living (Extra Care) accommodation for the frail elderly including communal facilities and car parking and the provision of a new double garage for No.1 Powell Road.
<b>DECISION:</b>	Refuse Permission

### Click on the link below to view related plans and documents for this case:

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=580933](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580933)

### REASONS FOR REFUSAL

1. The proposed development would result in the erection of substantial built form within the Green Belt on land that is not previously developed. The District Council does not consider the proposal to be a limited infill of a village within the Green Belt and, by reason of its bulk, scale and height, the proposal would cause substantial harm to the openness of the Green Belt. As a consequence, the proposal is inappropriate development in the Green Belt. Those matters put forward in favour of the development are not considered to amount to very special circumstances that outweigh the harm that would be caused by it. Accordingly, the proposal is contrary to Local Plan and Alterations policies GB2A and GB7A, which are consistent with the National Planning Policy Framework.
2. By reason if its failure to make provision for affordable housing in the locality the proposed development is contrary to Local Plan and Alterations policies H5A, H6A and H7A, which are consistent with the National Planning Policy Framework.
3. By reason of its bulk, scale, height and siting within the grounds of the house at 1 Powell Road, which is included in the District Council's local list of buildings of special architectural or historic interest, the proposed development would appear inappropriately dominant in relation to 1 Powell Road and would detract from its spacious setting. The resulting harm to the setting of the building is likely to cause, without proper justification, significant harm to its value as a non-designated heritage asset. Accordingly, the proposal is contrary to Local Plan and Alteration policies DBE1(i) and HC13A, which are consistent with the National Planning Policy Framework.

*Way forward:*

Members did not consider there was a way forward for a development of similar scale on the applications site. They were open to considering a much smaller scale development adjacent to the site boundary with Roebuck Lane, but were of the opinion that any proposal should follow adoption of the District Council's new Local Plan, which is currently being prepared.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/3207/15
<b>SITE ADDRESS:</b>	170 Manor Road Chigwell Essex IG7 5PX
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Provision of front basement extension part completed.
<b>DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=581404](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581404)

**REASON FOR REFUSAL:**

1. By reason of its scale and siting, extending across the entire width and the greater part of the length of the front garden of the application site, the proposal would result in an inappropriate and disproportionate enlargement of a semi-detached house that is inconsistent with the character of the locality. Moreover, the proposal makes no provision for landscaping and sustainable drainage. As a consequence, the proposal is an unsustainable form of development that, if permitted, is likely to be treated as a precedent in favour of similarly unsustainable development within the locality, the cumulative effect of which would compound the harm caused by this development. Accordingly, the proposal is an unsustainable form of development contrary to Local Plan and Alterations policies CP3(v) and LL11 and to the provisions of the National Planning Policy Framework.

*Way forward:*

Members were aware the basement had been constructed without planning permission and were only content for a previously approved part of it to be constructed. The Sub-Committee therefore requested enforcement action be taken to secure the removal of the unauthorised part of the basement.

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